

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 1, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Suzanne Davis, Associate Planner

Joel Paulson, Associate Planner

Anthony Ghiossi, Building Official

John Gaylord, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 371 Los Gatos Boulevard
Lot Line Adjustment Application M-09-09

Requesting approval of a lot line adjustment (for two detached garages that cross the common property line with the Thrash House PD) on property zoned R-M:5-12:PD and R-1:8. APNs 529-22-005, 006 & 044.

PROPERTY OWNERS: Thrash House Investors LLC, Reza Mostadam and Donald F. Davies

APPLICANT: Thrash House Investors LLC

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present:
5. Public hearing closed.
6. *Davis* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) A Mitigated Negative Declaration (MND) was prepared for the Planned Development. The MND and related Mitigation Monitoring Program were approved by the Town Council on May 18, 2009. No further environmental analysis is required.
 - (b) The Development Review Committee has determined that none of the findings for denial specified in Section 66474 of the State Subdivision Map Act can be made.
7. *Gaylord* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 118 Dover Street
Architecture and Site Application S-09-62

Requesting approval of a time extension to a previously approved Architecture and Site application to construct a new single-family residence on property zoned R-1:8.
APN: 523-47-060.

PROPERTY OWNER: Justin Gallego & Tony Alves

APPLICANT: Debra Mercado, D&Z Design

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present:
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Gaylord* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Associate Planner